

Brunswick Planning Commission

Minutes

July 25, 2005

Commission Members Present: Chair Ed Gladstone, Secretary Connie Koenig, Council Liaison Walt Stull, Wayne Dougherty, and Ellis Burruss, Alternate.

Staff Present: Planning & Zoning Administrator Rick Stup, City Development Review Planner Jeff Love, and County Planning Liaison Carole Larsen.

Chairman Gladstone called the meeting to order at 7:00 PM.

Election of Officers: The election was postponed until the end of the Meeting Agenda in order for late arrivals to participate.

Chairman

Mr. Gladstone requested all those in attendance who were going to speak to rise and be sworn in.

Mr. Stup reminded the public that the Planning Commission will be adhering to the speaker time limits listed on the second page of the agenda, and Staff will be utilizing the meeting timer. Also, all speaking needed to state their names and addresses for the tape record.

Minutes

The minutes of the June 27 meeting were reviewed and approved. (MOTION by Mr. Burruss and seconded by Ms. Koenig unanimously passed.)

Old Business

None.

New Business

Annexation

MSHA MD Rte 17 Right-of-Way – City of Brunswick Resolution 05-05 - Located East of Jefferson Pike and the MD Rte. 17 Round-About, and South of Rosemont Drive from the Sheetz Store Property East to the Municipal Limits of the Village of Rosemont. Zoning Classification: R-1 (County), BR-ANNEX-05-01

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Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the annexation of the MSHA Right-of-Way of MD Rte. No. 17 from the Sheetz Store Property east to the municipal boundary of the City of Rosemont.

Recommendation

Staff recommends that the Planning Commission find the Annexation Request consistent with the City of Brunswick Master Plan, and approve the request for annexation.

Staff further recommends that Staff be instructed to forward the recommendation to the Mayor and Council as part of the Staff Report.

Mr. Stup answered general questions with regard to the annexation to include the shape of the Right-of-Way, Police Authority, Speed, and Utility Locations.

Applicant

Mr. Stup noted that there were no applicant comments since the City is the applicant.

Public Comment

Karen Tome presented the Commissioners a list of five questions (Attached) and stated that she was not opposed to the annexation but felt that the questions needed to be answered. While the questions did not directly have any bearing on the case and most were legal in nature, at Mr. Gladstone's request Mr. Stup responded.

Kim Cable stated that she was not opposed to the annexation but felt that it was premature. She presented a demonstration to emphasize her points.

Joe Harrington spoke with regards to his opinion that the CDA will cost all Water & Sewer Customers money in the future.

George Cassutto had questions if the annexation would impact his property and if he would be required to connect to City Utilities and be assessed City Taxes.

Rebuttal

Mr. Stup addressed some of the comments and questions, and the role of the Planning Commission as requested by Ms. Koenig.

Decision

Ms. Koenig made a motion to find the Annexation Request consistent with the City of Brunswick Master Plan, and approve the request for annexation in accordance with Staff

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Decision Cont.

Recommendation, and Staff is instructed to forward the recommendation to the Mayor and Council as part of the Staff Report; Mr. Dougherty seconded the motion.

VOTE: Yea 5 Nay 0

Zoning – Site Plans

84 Lumber Company Retail Facility Revised Site Plan - Located between the existing railroad tracks, South of Potomac Street, West of MD RTE 17. Zoning Classification: I-2, BR-SP-03-03-SP-REV

Staff Presentation and Recommendation

Mr. Love presented the Staff Report for the revisions to the Site Plan for the 84 Retail Facility. The revisions include: Hours of Operation, Parking, Signage, and Facility Infrastructure.

Staff recommends conditional approval subject to the following conditions:

1. Conditions outlined in Staff Report to include the following:
 - The missing required information to include sign area, Master Plan Right-of-Way, and compliance information must be shown or noted on the Plan to Staff's satisfaction; and at a minimum the sign location must be approved by MARC/MTA
 - A revised sign calculation must be provided to Staff's satisfaction as part of the revised plans
 - Actual heights of Accessory Structures must be provided and comply with the Zoning Ordinance, or a Board of Appeals Variance is required prior to Planning Commission Action on this item
2. Staff's final review and approval.
3. Applicable agency comments.
4. All original proffers and applicant's testimony.
5. Applicant bound by their testimony.

Mr. Love answered questions with regard to the plan, and Staff Recommendation.

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Applicant

Chris Smariga, Harris, Smariga & Associates, presented the applicant's case stating that they would comply with the Staff requirements and the recommendation, and answered Commission Questions. Additionally, he stated that Dan Whittaker and Kevin Kilinsky – 84 Lumber were available to answer any questions.

In answer to Mr. Burruss' question with regard to the freestanding illuminated sign, Mr. Kilinsky proffered that the illumination would be turned off during non-business hours.

Public Comment

None.

Rebuttal

None.

Decision

Ms. Koenig made a motion to approve the request in accordance with Staff Recommendation and the illuminated sign proffer; Mr. Burruss seconded the motion.

VOTE: Yea 5 Nay 0

SportsPlex Revised Multi-Purpose Field Area Site Plan – Located on the east side of Thirteenth Avenue, South of Cummings Drive. Zoning Classification: OS, BR-SP-95-01-05R.

Staff Presentation and Recommendation

Mr. Love presented the Staff Report for the revisions to the Ball/Multi-use Filed area.

Staff recommends conditional approval subject to the following conditions:

1. Conditions outlined in Staff Report to include the following:
 - Alternate Stockpile Site be identified to Public Works Staff satisfaction and shown on the Site Plan.
 - The dimensions of the entire field must be included to Staff's satisfaction prior to approval signature.
 - Indication the existing facilities, and which items are to be removed, relocated, or where they are to be erected on the plan to Staff's satisfaction.
 - Indicate that proper crowning and runoff for the field is created to Public Works satisfaction.

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Staff Presentation and Recommendation Cont.

2. Staff's final review and approval.
3. Applicable agency comments.
4. Applicant bound by their testimony.

Mr. Love answered questions with regard to the plan and past approvals, proffers, conditions and discussions.

Applicant

Ms. Linda Williamson, Pony League, presented the applicant's case and answered questions. She stated that the interior fence between fields is proposed to be a movable fence to separate multiple athletic events.

Public Comment

None.

Rebuttal

None.

Decision

Mr. Burruss made a motion to approve the request in accordance with Staff Recommendation; Mr. Dougherty seconded the motion.

VOTE: Yea 5 Nay 0

Public Comment

Mr. Stup announced that to date there will not be a regular meeting on August 22. There is currently one item pending, which requires an Ordinance action by the Mayor & Council.

Mr. Stup explained the letter from the Ethics Commission that was distributed and answered Commission questions. He stated that the Ethics Commission is developing a form, which will be supplied prior to the filing deadline, an information session is proposed, which will probably be given in the evening, and the initial reporting period is from July 1, 2005 to December 31, 2005 with yearly reports thereafter.

Election of Officers

In accordance with Section II of the By-Laws of the Brunswick Planning Commission Mr. Stup conducted election of officers for FY 06. The following slate was nominated by

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Election of Officers Cont.

Mr. Burruss; seconded by Mr. Stull.

Chair – Ed Gladstone

Vice Chair – Connie Koenig

Secretary – Wayne Dougherty

With no further nominations the slate of officers was elected by acclamation.

Adjournment

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Edward Gladstone, Chair
Brunswick Planning Commission